



100 GROVE ST. | WORCESTER, MA 01605

October 1, 2021

Christopher McGoldrick
Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

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**Subject: 3 Centennial Drive
Site Plan Modification Review**

Dear Chris:

We received the following documents on September 28, 2021:

- Correspondence from Highpoint Engineering, Inc. to the Grafton Town Planner dated September 20, 2021, RE: Modification of a Site Plan Approval Application | 2001-2, IDEXX Laboratories, 3 Centennial Drive, Grafton, Massachusetts.
- Plans entitled Site Plan Review, Remote Utility Storage Building, IDEXX Laboratories, 3 Centennial Drive, North Grafton, MA 01536 dated July 14, 2021 and last revised September 20, 2021, prepared by Highpoint Engineering, Inc. for IDEXX Laboratories. (10 sheets)

Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' and supporting documents' conformance with applicable "Grafton Zoning By-Law" amended through October 21, 2019, Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices.

Our comments follow:

Zoning By-Law

1. GEI has no issues relative to compliance with the Zoning By-law.
2. The Building Dimensional Requirements table on Sheet C200 lists the required rear yard length as 35 feet, with the proposed rear yard length as 180 feet. This complies with the Zoning Bylaw, however the table lists compliance as "No."

Hydrology & Stormwater Management Review

3. Although the proposed new driveway area is relatively small (GEI estimated approximately 2,600 square feet of new impervious area), information (e.g., a narrative and/or calculations) should be submitted to substantiate that modifications are not needed to the existing stormwater management system that serves the site.

General Engineering Comments

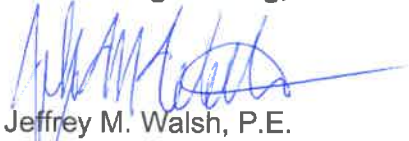
4. If not already done, the Planning Board may wish to solicit input from the Grafton Water District relative to whether the proposed building may be located over the existing domestic water and

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fire service lines. Considering the existing slope where the building is to be located and the anticipated depth of excavation (up to approximately eight feet), it is likely that the water lines will conflict with the building.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Principal

cc: Joseph Piccirilli, P.E.; Highpoint Engineering, Inc.
Nicole Dunphy; Highpoint Engineering, Inc.